

052.A

0001

0304.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

APPRaised:

Total Card / Total Parcel

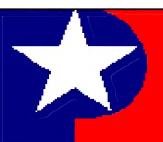
470,800 / 470,800

USE VALUE:

470,800 / 470,800

ASSESSED:

470,800 / 470,800



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

## OWNERSHIP

Owner 1:	WETHREE LLC	Unit #:	304
Owner 2:			
Owner 3:			

Street 1: 27 VILLAGE SQ

Street 2:

Twn/City: CHELMSFORD

St/Prov: MA	Cntry:	Own Occ: N
Postal: 01824	Type:	

## PREVIOUS OWNER

Owner 1:	REENSTIerna CHRISTIAN E -
Owner 2:	TRS/304-403 TRUST -

Street 1: 22 MILL ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02476	Type:	

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1184 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	470,800			470,800		144294
							GIS Ref
							GIS Ref
							Insp Date
							10/02/18

PREVIOUS ASSESSMENT								Parcel ID	052.A-0001-0304.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	343	FV	470,800	0	.	.	470,800	470,800	Year End Roll	12/18/2019
2019	343	FV	560,600	0	.	.	560,600	560,600	Year End Roll	1/3/2019
2018	343	FV	349,800	0	.	.	349,800	349,800	Year End Roll	12/20/2017
2017	343	FV	330,600	0	.	.	330,600	330,600	Year End Roll	1/3/2017
2016	343	FV	330,600	0	.	.	330,600	330,600	Year End	1/4/2016
2015	343	FV	230,000	0	.	.	230,000	230,000	Year End Roll	12/11/2014
2014	343	FV	230,000	0	.	.	230,000	230,000	Year End Roll	12/16/2013
2013	343	FV	230,000	0	.	.	230,000	230,000		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REENSTIerna CHR	53495-34		9/2/2009		261,000	No	No		
BAILEY NANCY K	45180-198		5/13/2005	Portion-Asst	609,800	No	No		
	15868-285		11/1/1984		366,820	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/3/2005	344	Manual	1,500	C				close three openin	5/20/2019	I & E Return	JO	Jenny O
									10/2/2018	Meas/Inspect	PH	Patrick H
									2/1/2018	Mail Update	MM	Mary M
									2/10/2017	I & E Return	EMK	Ellen K
									3/28/2016	I & E Return	EMK	Ellen K
									2/26/2009	Inspected	197	PATRIOT
									5/1/1985		LO	

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 63 - Condo Office				Full Bath:	Rating:												
Sty Ht: 4 - 4 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 1	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES													
Roof Cover: 11 - Membrane				Kits:	Rating:												
Color: BRICK				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOR INFORMATION													
Year Blt: 1984	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor: 3 - 3rd Floor													
Const Mod:				% Own: 2.599999905													
Lump Sum Adj:				Name: 2 - 3002													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: AV - Average	28.	%											
Prim Int Wall: 1 - Drywall				Functional:		%											
Sec Int Wall:	%			Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 4 - Carpet				Override:		%											
Sec Floors:	%			Total:	28	%											
Bsmnt Flr:				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 250.00													
Bsmnt Gar:				Size Adj.: 1.25000000													
Electric: 3 - Typical				Const Adj.: 1.51439393													
Insulation: 2 - Typical				Adj \$ / SQ: 473.248													
Int vs Ext: S				Other Features: 5829													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.04999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 653909													
% Com Wall	% Sprinkled:			Depreciation: 183094													
				Deprecated Total: 470814													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 052.A-0001-0304.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			